

061.A

0006

0001.0

Map

Block

Lot

1 of 1

Condominium

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

242,800 / 242,800

USE VALUE:

242,800 / 242,800

ASSESSED:

242,800 / 242,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City          |
|----|--------|--------------------------------|
| 6  |        | COLONIAL VILLAGE DR, ARLINGTON |

**OWNERSHIP**

Unit #: F1

Owner 1: MENDEZ VICTOR F

Owner 2:

Owner 3:

Street 1: 11 RICHARDSON RD

Street 2:

Twn/City: STONEHAM

St/Prov: MA Cntry Own Occ: N

Postal: 02180 Type:

**PREVIOUS OWNER**

Owner 1: CHOU JULIAN &amp; FU MEI -

Owner 2: -

Street 1: 262 HARTWELL ROAD

Twn/City: BEDFORD

St/Prov: MA Cntry

Postal: 01730

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 640 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R5   | APTS LOW    |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exempt  |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 6021  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 242,800        |            |            | 242,800     |                   | 127491    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 10/19/17  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 102 | FV  | 242,800    | 0         | .         | .          | 242,800     |               | Year end      | 12/23/2021 |
| 2021   | 102 | FV  | 239,400    | 0         | .         | .          | 239,400     |               | Year End Roll | 12/10/2020 |
| 2020   | 102 | FV  | 232,600    | 0         | .         | .          | 232,600     | 232,600       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 212,300    | 0         | .         | .          | 212,300     | 212,300       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 175,700    | 0         | .         | .          | 175,700     | 175,700       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 135,400    | 0         | .         | .          | 135,400     | 135,400       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 132,700    | 0         | .         | .          | 132,700     | 132,700       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 117,100    | 0         | .         | .          | 117,100     | 117,100       | Year End Roll | 12/11/2014 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes | PAT ACCT. |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|-----------|
| CHOU JULIAN & F | 48061-525 |      | 8/28/2006 |           | 180,000    | No | No  |       |       | 5383      |
|                 | 15545-599 |      | 4/1/1984  |           | 55,000     | No | No  | Y     |       |           |

**BUILDING PERMITS**

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment         | Date       | Result   | By  | Name    |
|-----------|--------|----------|--------|-----|------------|----------|------------|-----------------|------------|----------|-----|---------|
| 6/14/2010 | 656    | Manual   | 2,625  |     |            |          |            | FRAMING REPAIRS | 10/19/2017 | Measured | DGM | D Mann  |
| 5/18/2010 | 456    | Inter-De | 2,200  |     |            |          |            |                 | 5/6/2000   |          | 197 | PATRIOT |
| 5/18/2010 | 460    | Inter-De | 2,900  |     |            |          |            |                 |            |          |     |         |

**ACTIVITY INFORMATION**

| Date       | Result   | By  | Name    |
|------------|----------|-----|---------|
| 10/19/2017 | Measured | DGM | D Mann  |
| 5/6/2000   |          | 197 | PATRIOT |

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

|               |                  |          |
|---------------|------------------|----------|
| Type:         | 7 - Condo Garden |          |
| Sty Ht:       | 1 - 1 Story      |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 1 - Concrete     |          |
| Frame:        | 1 - Wood         |          |
| Prime Wall:   | 7 - Brick        |          |
| Sec Wall:     |                  | %        |
| Roof Struct:  | 2 - Hip          |          |
| Roof Cover:   | 1 - Asphalt Shgl |          |
| Color:        | BRICK            |          |
| View / Desir: | N - NONE         |          |

**BATH FEATURES**

|            |   |                 |  |
|------------|---|-----------------|--|
| Full Bath: | 1 | Rating: Average |  |
| A Bath:    |   | Rating:         |  |
| 3/4 Bath:  |   | Rating:         |  |
| A 3QBth:   |   | Rating:         |  |
| 1/2 Bath:  | 0 | Rating: Average |  |
| A HBth:    |   | Rating:         |  |
| OthrFix:   |   | Rating:         |  |

**COMMENTS**

|                    |
|--------------------|
| Building Number 6. |
|                    |

**SKETCH****RESIDENTIAL GRID**

|              |                                 |           |
|--------------|---------------------------------|-----------|
| 1st Res Grid | Desc: Line 1                    | # Units 1 |
| Level        | FY LR DR D K FR RR BR FB HB L O |           |

|       |
|-------|
| Other |
| Upper |
| Lvl 2 |
| Lvl 1 |
| Lower |

|        |        |        |          |      |
|--------|--------|--------|----------|------|
| Totals | RMs: 4 | BRs: 2 | Baths: 1 | HB 0 |
|--------|--------|--------|----------|------|

**GENERAL INFORMATION**

|               |             |
|---------------|-------------|
| Grade:        | C - Average |
| Year Blt:     | 1962        |
| Eff Yr Blt:   |             |
| Alt LUC:      |             |
| Alt %:        |             |
| Jurisdct:     | G12         |
| Fact:         | .           |
| Const Mod:    |             |
| Lump Sum Adj: |             |

**INTERIOR INFORMATION**

|               |                |
|---------------|----------------|
| Avg Ht/FL:    | STD            |
| Prim Int Wal: | 2 - Plaster    |
| Sec Int Wall: | %              |
| Partition:    | T - Typical    |
| Prim Floors:  | 4 - Carpet     |
| Sec Floors:   | %              |
| Bsmnt Flr:    |                |
| Subfloor:     |                |
| Bsmnt Gar:    |                |
| Electric:     | 3 - Typical    |
| Insulation:   | 2 - Typical    |
| Int vs Ext:   | S              |
| Heat Fuel:    | 1 - Oil        |
| Heat Type:    | 3 - Forced H/W |
| # Heat Sys:   | 1              |
| % Heated:     | 100            |
| % AC:         | 100            |
| Solar HW:     | NO             |
| Central Vac:  | NO             |
| % Com Wal     | % Sprinkled    |

**OTHER FEATURES**

|         |   |                 |
|---------|---|-----------------|
| Kits:   | 1 | Rating: Average |
| A Kits: |   | Rating:         |
| Fpl:    | 0 | Rating: Average |
| WSFlue: |   | Rating:         |

**CONDO INFORMATION**

|              |          |
|--------------|----------|
| Location:    | R - Rear |
| Total Units: |          |

|        |             |
|--------|-------------|
| Floor: |             |
| % Own: | 0.657700002 |

|       |          |
|-------|----------|
| Name: | 9 - 6021 |
|-------|----------|

**DEPRECIATION**

|             |              |       |
|-------------|--------------|-------|
| Phys Cond:  | AV - Average | 30. % |
| Functional: |              | %     |
| Economic:   |              | %     |
| Special:    |              | %     |
| Override:   |              | %     |

|        |        |
|--------|--------|
| Total: | 30.6 % |
|--------|--------|

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 325.00     |
| Size Adj.:         | 1.43750000 |
| Const Adj.:        | 1.06049991 |
| Adj \$ / SQ:       | 495.452    |
| Other Features:    | 32724      |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 349813     |
| Depreciation:      | 107043     |
| Depreciated Total: | 242771     |

**COMPARABLE SALES**

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |

| WtAv\$/SQ: | AvRate: | Ind.Val |
|------------|---------|---------|
|            |         |         |
|            |         |         |
|            |         |         |

|                   |        |
|-------------------|--------|
| Juris. Factor:    | 1.00   |
| Before Depr:      | 495.45 |
| Special Features: | 0      |
| Val/Su Net:       | 379.38 |

|              |        |
|--------------|--------|
| Final Total: | 242800 |
| Val/Su SzAd: | 379.38 |

PARCEL ID 061.A-0006-0001.0

**SKETCH****SUB AREA**

| Code | Description  | Area - SQ | Rate - AV | Undepr Value | Sub % | Area Usbl | Descrip % | Type | Qu # Ten |
|------|--------------|-----------|-----------|--------------|-------|-----------|-----------|------|----------|
| GLA  | Gross Liv Ar | 640       | 495.450   | 317,089      |       |           |           |      |          |
|      |              |           |           |              |       |           |           |      |          |
|      |              |           |           |              |       |           |           |      |          |
|      |              |           |           |              |       |           |           |      |          |

Net Sketched Area: 640 Total: 317,089

Size Ad 640 Gross Area 640 FinArea 640

**IMAGE****AssessPro Patriot Properties, Inc**